

Unit 2 Malmo Park, Stockholm Road, Sutton Fields, Kingston upon Hull, East Yorkshire HU7 0XW

Freehold Warehouse Investment

Lot 38

£60,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Warehouse/Ancillary	1,136.82 sq m	(12,237 sq ft)	MONKEY	10 years from	£60,000	05/02/2019,
First	Office/Ancillary	137.40 sq m	(1,479 sq ft)	BIZNESS PLAY	05/02/2016 until 04/02/2026 on a		05/02/2022 & 05/02/2023
				LIMITED (1)	full repairing and		
				t/a Rebound	insuring lease		
Total		1,274.22 sq m	(13,716 sq ft)			£60,000	

(1) Monkey Business Play Limited was formed in 2011 and currently operates six indoor play centres throughout the UK (www.monkey-business.co.uk).

Key Details

- Let to Monkey Business Play Limited until 2026 (no breaks)
- Totalling approximately 1,274.22 sq m (13,716 sq ft)
- Benefits from car parking and rear service yard
- Situated on established and well located industrial estate

Location

Miles: 35 miles south-east of York
56 miles east of Leeds
63 miles north-east of Sheffield
Roads: A1079, A63, M62 (junction 38)
Rail: Hull Railway Station
Air: Doncaster/Sheffield Robin Hood Airport

Situation

Sutton Fields Industrial Estate is a major and well established business/industrial area located 4 miles north of Hull City Centre and is the largest industrial estate serving the city. The estate benefits from excellent road communications being situated on the A1079, which provides access to York to the north-west and the A63 to the south, which in turn provides access to the M62 and wider national motorway network. The property is situated on the west side of Stockholm Road, a main trunk road through the estate. Nearby occupiers include Royal Mail, CrossFit and Advanced Plastics.

Description

The property comprises warehouse, office and ancillary accommodation totalling 1,274.22 sq m (13,716 sq ft), currently used as an indoor trampoline centre. The property benefits from car parking to the front and a secure service yard to the rear accessed via Malmo Road. There is an electricity substation on site.

Tenure

Freehold.

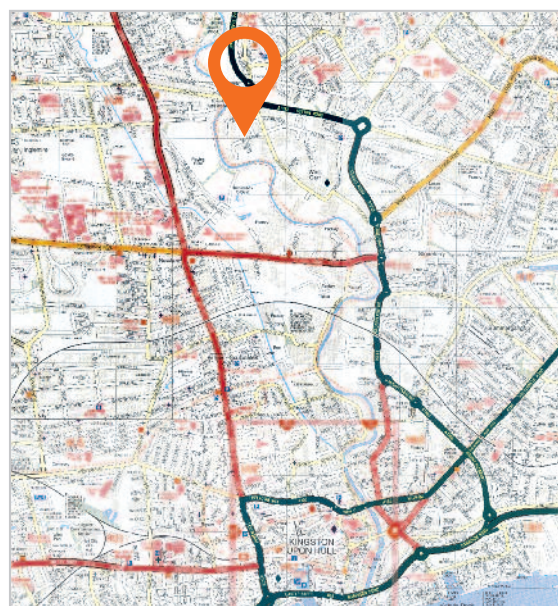
VAT

VAT is applicable to this lot.

Six Week Completion

Note

Unit 1 Malmo Park is being offered as Lot 43.



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